

4th Annual Regional Housing

SMART "Housing 101"

May 21, 2004

South Coast Air Quality
Management (SCAQMD)
Room GB , 21865 Copley
Drive Diamond Bar,
California, 909.396.2000



SOUTHERN CALIFORNIA ASSOCIATION of GOVERNMENTS

8:30 - 8:50 AM

Registration

8:50 - 9:00 AM

Welcome

Hon. Alta Duke, Mayor, City of La Palma and
Vice Chair of SCAG's Community, Economic and Human Development Committee

Hon. Deborah Robertson, Council Member, City of Rialto and
Hon. Bart Doyle, Former Mayor, City of Sierra Madre, and
Hon. Paul Nowatka, Council Member, City of Torrance Housing Summit Steering Committee.
The State of Housing in the Region

9:00 - 10:00 AM

Housing and Growth

Moderator: John Husing, Inland Empire Economist

Dowell Myers, Professor and Director of Master of Planning Program,
University of Southern California
Housing our Future Population in a Post Sprawl Era

John Fregonese, Principle, Fregonese-Calthorpe Associates
Land Use Strategies Shaping the Regional Growth Vision

10:00 - 11:30 AM

Development Barriers and Strategies to Overcome Them

Moderator: Neal Richman, Assistant Director, UCLA's Advanced Policy Institute

Mark Buckland, President of the Olson Company
What it Takes to Make Infill Housing Strategies Work

John Seymour, III, Director of Acquisitions and Forward Planning,
Southern California Housing Development Corporation
Lessons Learned from Local Success Stories

Rick Bishop, Executive Director, Western Riverside Council of Governments
Corridor Planning for Housing Needs and Economic Growth

11:30 - 12:30 PM

Views from the Capital, Perspectives from Local Government

Moderator: Hon. Bart Doyle, Former Mayor, City of Sierra Madre

Hon. Dennis Hollingsworth, Vice-Chair, Senate Housing Committee
Mark Stivers, Chief Consultant to the Senate Housing Committee
Hubert Bower, Chief Consultant to the Assembly Housing Committee
The State of Housing and Pending Legislative Priorities

Hon. Richard Dixon, Council Member, City of Lake Forest
Hon. Ron Loveridge, Mayor, City of Riverside and President, California League of Cities
Hon. Susan Longville, Council Member, City of San Bernardino
Perspectives from Local Government

12:30 - 1:00 PM

Luncheon Keynote: Lawrence H. Parks, Senior Vice-President,
Federal Home Loan Bank of San Francisco
The Workforce Housing Initiative: Promoting Home Ownership Near Jobs
(with 15 minutes for Q & A)

1:15 PM

Wrap Up



ALTA DUKE

Community, Economic and Human Development Committee Vice Chair

Ms. Duke is a thirty-two year resident of the City of La Palma and is now in her 4th year as Mayor. For SCAG, Mayor Duke serves as Vice-Chair of the Community, Economic and Human Development Committee.

In addition to her service to the City of La Palma, Mayor Duke is a member of several professional organizations such as the California Park and Recreation Society and the California Association of Coordinated Transportation. In 1992, she received the Cypress College Americana Award.

Mayor Duke has been the Social Services Manager for the City of Downey for more than 34 years and is the liaison to senior citizen organizations throughout the City. Her duties include Community/ Senior Center Operations Manager; Transportation Coordinator for the City Public Transit System; and Dial-A-Ride Service for senior and handicapped citizens, along with heading many other citywide programs.

She is a member of the La Palma Kiwanis Club, represents the City to the Orange County Library Board of Directors, and is a member of Youth 20/20 Family Activities Committee.



DEBORAH ROBERTSON

Councilmember, City of Rialto

Deborah Robertson was elected to the Rialto City Council in 2000. She serves as a representative to the League of California Cities Transportation, Communications and Public Works Committee and SCAG's Community, Economic and Human Development Committee. She also serves on the governing board of the San Bernardino Associated Governments in addition to serving as a member of the Budget Oversight, Redevelopment and Citizens Advisory Council for the City of Rialto.

Councilwoman Robertson has also served as the Division Chief of External Affairs for Caltrans District 7, which covers Los Angeles and Ventura counties. The division provides services in the areas of Media Relations/Public Affairs, Legislative and Government Affairs, Equal Opportunity, Graphic Services, and Executive Office Support. Prior to this position, Robertson was the Chief of Certifications for the Department's Business Enterprise Program. In addition, she was the District Human Relations Branch Chief as well as the Branch Chief of Public and Governmental Affairs in District 8 from 1990-1995. Robertson's professional service also includes the title of Special Assistant to the Director for the Port of Los Angeles, Business Representative for Service Employees International Union, and Program Director for San Diego Youth Involvement Project.

Councilwoman Robertson received her B.A. from the University of California at San Diego and her M.A. from the City University of New York. She is also a graduate of the National Urban Fellows program. She currently resides in Rialto.



BART DOYLE

Former Councilmember, City of Sierra Madre

Bart Doyle is a former Councilmember of the City of Sierra Madre, California. He previously served the city in the capacity of Mayor, beginning in 1996 and again in 1999. Within the Southern California Association of Governments, he served as a member of the Community, Economic and Human Development Committee. In addition, he has held the title of President of the San Gabriel Valley Council of Governments as well as Chairman of the Metropolitan Transportation Commission's San Gabriel Valley Service Sector Board.

Councilmember Doyle was a member of the Executive Committee of San Gabriel Valley Economic Partnership and Vice Chairman of the Charter Reform Task Force on School Governance.

Councilmember Doyle works as an attorney specializing in real estate, land use, and environmental law. During 1988-1993, he acted as General Counsel to the Building Industry Association of Southern California. He currently is a principal of Access to Capital, LLC, a fiscal advising firm for small businesses and nonprofit organizations.

Doyle received his J.D. from the University of Pittsburgh and his B.A. from Brown University.



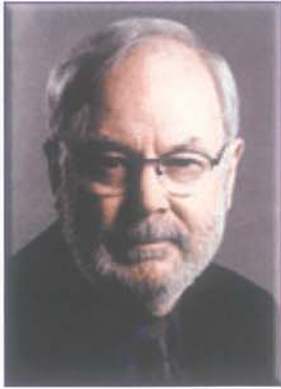
PAUL NOWATKA

Councilmember, City of Torrance

Paul Nowatka has served as a Councilmember of the City of Torrance since 2000. He sits on the Housing Summit Steering Committee and is the Chair of the Citizen Development and Enrichment Committee. Nowatka is also a member of the Community Planning and Design Committee. He previously served the city in the capacity of Mayor, beginning in 1996 and again in 1999. For SCAG, Councilmember Nowatka is a member of the Community, Economic and Human Development Committee.

Nowatka has been a delegate to the Private Industry Council Policy Board and has acted as the Chair of the Armed Forces Ad Hoc Committee. In addition, he has worked in the capacity of liaison for Arts in Public Places. During 1995-1999, he served as Commissioner for Torrance Community Services. His public service also includes membership in the Educational Council of Torrance, the Torrance Coordinating Council, and the Torrance Historical Society, and on the Advisory Board for the Salvation Army.

Paul Nowatka is a retired Lieutenant of the Torrance Police Department, where he served honorably for 33 years.



JOHN HUSING

Economist, Inland Empire Economic Partnership

John Husing is a leading authority on the city and county economics of the Inland Empire. His firm, Economics and Politics, Inc., works to raise the standard of living for the region. With the firm, Husing has produced the Inland Empire Quarterly Economic Report for fourteen years. In addition, for the past 38 years, he has maintained an extensive database documenting the economic forces affecting the Riverside and San Bernardino counties.

Dr. Husing explains key economic issues, including demographic data, to policy makers as well as other public and private entities, and he promotes economic strategies. These strategies include job creation through recruitment and retention/expansion of high-end firms. He also focuses on housing strategies and the impact on the quality of the labor force that will ultimately reside in the community.

Dr. Husing writes a monthly front page column for The New Business Press, and he has held various positions from college professor to campaign director to casino manager.

Husing received his B.S. from Saint Mary's College of California and his Ph. D from Claremont Graduate University.



DOWELL MYERS

Professor and Director, Master of Planning Program, University of Southern California

Dowell Myers teaches and directs the Master of Planning Program at the University of Southern California. He is a specialist in urban growth and development with expertise as a planner and urban demographer. In addition, Myers is an Advisor to the Bureau of the Census, and he authored the most widely referenced work on census analysis, *Analysis With Local Census Data: Portraits of Change*. His program of research is primarily concerned with the investigation of two areas: bringing people back in as the focus of planning success and understanding planning as a temporal process of developing the future. Recent projects have focused on the upward mobility of immigrants to Southern California and the many changes they create and projections of the future impacts of the growing California population.

Dr. Meyers is a fellow of the Lincoln Institute for Land Policy and a member of several advisory boards. He has published articles in the Journal of the American Planning Association, Demography, American Sociological Review, and Journal of Housing Research.

Meyers received his Ph. D from Massachusetts Institute of Technology.



JOHN FREGONESE

Principal, Fregonese-Calthorpe Associates

John Fregonese has been a planner for 25 years and started at Fregonese-Calthorpe Associates in 1997, a full-service firm specializing in comprehensive planning, GIS analysis, land-use ordinances, implementation strategies, and public involvement programs and materials. The firm's planning projects include: regional vision projects in Austin, Salt Lake City, Nashville, Chicago, and Southern California; countywide coordination plans in California and Oregon; city comprehensive plans and development ordinances; and neighborhood downtown plans in Oregon, Wyoming, Utah, California, and Texas.

Mr. Fregonese has done extensive planning work for the city of Portland, Oregon. For five years, he served as the planning director for Metro, the regional government, where he worked on the Metro 2040 Growth Concept, a project to ensure the efficient use of land, preserve green and natural areas, and develop a connection between transportation and land use decisions. This project has garnered multiple national rewards and forms the foundation for required land use and transportation planning in the Portland Metro region.



NEAL RICHMAN

Assistant Director, UCLA s Advanced Policy Institute

Neal Richman is the Assistant Director of the UCLA Advanced Policy Institute, where he teaches courses in community development with an emphasis on housing. He has twenty years of experience in affordable housing in management and development. In partnership with the Southern California Association of Governments, Richman has been conducting training programs for government officials and representatives of private industry on how new technologies will reshape urban development and finance.

Dr. Richman has consulted on community development and neighborhood revitalization both domestically and internationally and has contributed to the production of more than a thousand affordable housing units in the Southern California region. He has lectured and published widely on the topic of community development, and he oversees the Advanced Policy Institute s Community Information Technology Center. His housing development projects have won awards from the National Endowment for the Arts, Progressive Architecture Magazine, and the U.S. State Department for the U.N. International Year of Shelter for the Homeless.

Dr. Richman is the Director of Neighborhood Knowledge of Los Angeles, which provides access to a searchable database on property tax delinquencies, code violations, and other city and county data. He is responsible for the first online tool for neighborhood asset mapping, I AM LA.

Richman earned his Ph. D from the Department of Development and Planning at the University of Aalborg, Denmark and his M.A. from UCLA.



MARK BUCKLAND

President and Co-Founder of the Olson Company

Mark Buckland is the President and Co-Founder of the Olson Company. He has had more than twenty years of experience in real estate, principally in the development of affordable housing.

Prior to co-founding the Olson Company, Mr. Buckland was the Development Manager for the Bixby Ranch Company where he was responsible for projects in apartment, office, and retail. He also served as Project Manager for the Office of Planning at the University of California at Irvine, where he focused on the development of the master plan, housing elements, and other campus projects.

Mr. Buckland received his B.A. from the University of California at Irvine and his M.A. from Stanford University.



JOHN SEYMOR, III

Director of Acquisitions and Forward Planning, Southern California Housing Development Corp.

Mr. Seymour is Director of Acquisitions and Forward Planning at the Southern California Housing Development Corporation, one of the largest non-profit developers, owner and managers of affordable multi-family housing in the western United States.

He has 20 years of real estate development and public policy government experience. He is responsible for acquisitions (land and existing commercial buildings), early-on forward planning, environmental and predevelopment activities, soft financing commitments from governmental agencies, entitlements, development and governmental/community outreach.

Prior to joining the Southern California Housing Development Corporation, he served as Vice President of John Seymour & Associates, a corporate and governmental consulting firm. He also served as Vice President of Manchester Resorts/Hyatt Regency, overseeing development of a five-star hotel; Senior Legislative Advocate for the San Diego Building Industry Association; and policy advisor to then-San Diego County Supervisor Susan Golding.

He graduated from San Diego State University with a BS in Public Administration and Economics.

**RICK BISHOP**

Executive Director, Western Riverside Council of Governments (WRCOG)

Rick Bishop is the Executive Director of the Western Riverside Council of Governments, and he has had more than 20 years of intergovernmental planning experience. He has directed and assisted in the development of various county-wide programs addressing federal, state, regional, and local mandates on local governments in diverse subject areas such as growth management, congestion management, air quality, and integrated waste management.

Mr. Bishop has authored a number of planning documents utilized by jurisdictions in Southern California, including model transportation demand management ordinances, smart growth studies, and general plan growth management element templates. He has also served as negotiator for numerous public facilities development agreements, developed approaches to implement various statewide planning requirements, such as AB 939 Source Reduction and Recycling Elements, administered countywide legislative programs, created fiscal impact reporting processes to assess the viability of project proposals to pay for infrastructure demands, and developed procedures for tracking development projects to ensure that needed public facilities keep pace with development.

Since 1983, he has developed and instructed a variety of courses in Geography and Environmental Studies at colleges and universities in Southern California.



DENNIS HOLLINGSWORTH

Honorable Vice-Chair, Senate Housing Committee

Dennis Hollingsworth was elected to the California State Senate in 2002 after serving one term as Assemblyman for the 66th District. He serves as the Republican Caucus Whip and leads the California Taxpayer Protection Caucus, under the banner of Americans for Tax Reform. In addition, he is the Vice-Chairman of the Housing and Community Development, Commerce, and International Trade and also the Senate Banking Committees. Hollingsworth is additionally a member of the Committees on Agriculture and Water Resources, Local Government, and Natural Resources and Wildlife. In 2000, he was presented with the Martin Calhoun Friend of the Taxpayer Award.

Senator Hollingsworth is the Chairman of the American Legislative Exchange Council, and his legislative efforts have been largely directed at child safety and veterans issues, in addition to the environment and tax reform. He was a leader of Project KidSafe in the Assembly during 2002, and he served as Chairman for Quail Unlimited, Inc. Prior to his service in the legislature, he was a business owner and the Legislative Director for the Riverside County Farm Bureau.

Hollingsworth received degrees from Cal Poly State University, San Luis Obispo, and Cornell University. He and his wife live in Murrieta with their two sons.



MARK STIVERS

Chief Consultant to the CA State Senate Committee on Housing and Community Development

Mark Stivers is a consultant for the California State Senate Committee on Housing and Community Development, reviewing issues including affordable housing for low- and moderate-income families, building codes and standards, and enterprise zones. He has worked on legislation to create the state's Multifamily Housing and CalHome Programs, to remove local barriers to housing development, and to increase small business lending. This legislation has included SB 73, which increases the cap on state low-income housing tax credits, and SB 910, which creates consequences for local governments that do not comply with housing element law, among others.

For five years, Mr. Stivers worked with non-profit fair housing organizations in the East Bay investigating claims of illegal housing discrimination and counseling complainants. Before joining the committee staff in January 1999, he held the position of legislative aide to Assemblyman Kevin Shelley where he focused on housing and environmental issues. He has also worked on a number of successful bills relating to consumer and public safety issues. In 1996-97, Mr. Stivers was an Assembly Fellow.



HUGH BOWER, JR.

Chief Consultant to the California State Assembly Committee on Housing and Community Development

Hugh Bower has been a consultant for the California State Assembly since 1997. He has served as Chief Consultant for the Committee on Housing and Community Development since 1999, during which time he has advised on matters concerning state housing and land use policy. Prior to this position, Bower worked as Senior Consultant to the Committee on Local Government for two years, where he assisted with legislation pertaining to governance and administration of California local government entities.

Mr. Bower's accomplishment for the Housing and Community Development Committee include working with the Housing Element Working Group to arrive at consensus for reform of the Regional Housing Needs Assessment. He is also in the process of negotiating local self-certification of housing elements and issues relating to housing element reinforcement. In the past, Mr. Bower has worked on Proposition 46, the 2002 Housing Bond, and the 2000 Budget bill, which included \$500 million for low and moderate income housing programs, the largest ever General Fund appropriation for housing programs. In 2001, he worked on AB 637 (Lowenthal), which clarified and strengthened redevelopment inclusionary housing requirements.

Mr. Bower previously worked as a law clerk for the League of California Cities, and he has been a volunteer mediator for the Sacramento Mediation Center since 1996. He received his B.A. from Santa Clara University and J.D. from the University of the Pacific.



RON LOVERIDGE

Mayor, City of Riverside, and President, California League of Cities

Ron Loveridge has served as a Councilmember of the City of Riverside for fourteen years. He is currently Mayor of the City, first elected in 1994, then reelected in the years 1997 and 2001. Mayor Loveridge has served on the SCAG Regional Council since 1995, and he is currently a member of the Community, Economic and Human Development Committee. He also chairs SCAG's Benchmarks Task Force, which is responsible for developing SCAG's annual State of the Region Report. He currently serves as President for the League of California Cities.

For four years, he acted as Chair of the City's Environmental Protection Commission, and he also served on the Executive Committee of Western Riverside Council of Governments in that capacity. Loveridge was honored for his leadership in protecting public health by the American Lung Association in 1996 and again the following year by the American Planning Association.

Mayor Loveridge received his Ph. D from Stanford University and has taught political science at University of California at Riverside since 1965. He has authored many articles on politics and is married with two daughters.



RICHARD T. DIXON

***SCAG Administration Committee Chair
Councilmember, City of Lake Forest***

Richard T. Dixon was elected to the inaugural Lake Forest City Council in March 1991. During his tenure as Council Member, he served as Mayor Pro Tem in 1994, 1998, 1999, and 2001, and Mayor during the years of 1995, 1996, 2000 and 2002.

Mayor Dixon holds several positions in SCAG as a Regional Council Board Member to District 13 representing the Cities of Lake Forest, Mission Viejo, Laguna Hills, Laguna Woods and Rancho Santa Margarita. In addition to serving as Chair of the Administration Committee, he is a member of the Transportation and Communication Committee, the Growth Visioning Task Force, and the Strategic Plan Task Force. Mayor Dixon also chairs the Highways Task Force.

Mayor Dixon serves the citizens of Lake Forest in many other capacities. He is past Chairman and current Board Member of the El Toro Reuse Planning Authority; representative to the Orange County Fire Authority; and alternate to the Foothill/Eastern Transportation Corridor Agency.

Mayor Dixon is also the immediate past President of the Orange County Division of the League of California Cities, Orange County Division Representative to the Regional Board of LOCAL (Leave our Community Assets Local), Grass Roots Advisory Board Member and a Member of the Revenue and Taxation Policy Committee. He is past Chairman, and current Board Member of the Orange County Council of Governments (COG).

In addition to his official City duties, Mayor Dixon has been in the insurance business since 1975 and started his own health insurance agency in 1987. He is a recipient of the Small Business of the Year Award. Member of the Lake Forest Chamber of Commerce and the South Orange County Chambers of Commerce. He is also a Board Member of both the Crisis Assistance Program and Partners in Caring.



SUSAN LONGVILLE

Councilmember, City of San Bernardino

Susan Longville was elected to the San Bernardino City Council in 1997 and reelected in 2001. Prior to her position on the Council, she served as Chair of the Community Development Citizens Advisory Committee for the City of San Bernardino. As a member of the SCAG Regional Council, she serves as a member of SCAG's Community, Economic and Human Development Committee. In 2001, Longville was appointed as SCAG's representative to the Flood Plan Management Task Force and as a representative to the League of California Cities Inland Empire Task Force.

Councilmember Longville has also represented the City of San Bernardino at the San Bernardino Associated Governments (SANBAG) on the Board of Directors. In addition, she has served as the Associate Director of Water Resources Institute at California State University at San Bernardino. From 1999-2002, she acted as Regional Manager for Cadiz, Inc. Longville is also affiliated with both the Southern California Water Dialogue and Public Officials for Water and Environmental Reform as well as the San Bernardino/Riverside Bi-City Corridor Committee.

She received her B.A. from the University of Redlands and is married to Assemblymember John Longville and has two sons and a daughter.



LAWRENCE H. PARKS

Senior Vice-President of External Legislative Affairs, FHLB, San Francisco

Lawrence Parks is the Senior Vice-President of External Legislative Affairs for the Federal Home Loan Bank (FHLB) of San Francisco, which provides low-cost credit to residential housing lenders. He previously served as the Senior Advisor to Secretary Ron Brown at the Department of Commerce. During the Clinton Administration, he was a principal architect of economic recovery efforts for the state of California, and he represented the Commerce Department on the National Economic Council and the Domestic Policy Council.

Prior to his work with the Department of Commerce, Mr. Parks was the Associate Legislative Counsel and Director at the Mortgage Bankers Association. Additionally, he served as Counsel to the Senate Banking Committee's Housing and Urban Affairs Subcommittee, during which time he established in law the largest private grant program for housing in the nation. The Affordable Housing Program requires federal home loan banks to set aside 10% of their earnings to low- and moderate-income housing. He was the primary author of the Community Reinvestment Act (CRA) reforms, which have led to over \$500 billion being made available to low and moderate income neighborhoods.

Parks serves on the National Capital Revitalization Corporation and has also served on the District's Redevelopment Land Agency. He is a board member of the LA Family Housing Collective.

He received his B.A. from Temple University and his J.D. from Yale University.

S

outhern California Compass Implementation Framework

The Compass Growth Vision is centered on the four Principles adopted by the Growth Visioning Subcommittee. Accordingly, the strategies for implementation are also grouped by Principle. There are some techniques however which transcend any one Principle and therefore should be seen as an overarching strategy. These action items are grouped in the following series of general strategies for implementing the Growth Vision.



Overarching Strategies

- **Develop a monitoring system to gauge local and regional success of the elements within the Growth Vision**

What gets measured gets done. One of the key advantages of a scenario planning approach is the reliance on monitoring, evaluation and adjustment of strategies based on success or failure. Without quality monitoring systems in place it can be difficult, even impossible, to accurately gauge the success of planning efforts. The RTP and Growth Vision both lend themselves well to detailed monitoring. The statements and policies about the future that will result from actions made today, tomorrow and the next few years can only be ensured if we can continually verify that we are on track. It is vital to measure our actions objectively to determine the level of performance we are attaining. This monitoring can provide an early warning system if things are not going according to plan. On the other hand, it can also alert us to early successes from which we can learn lessons and in fact further the goals of the plan.

Of utmost importance in developing a monitoring system for the Growth Vision is that the measures and techniques to be employed are developed through a collaborative process where all participating jurisdictions can agree with both the purpose and method of the monitoring. Once developed, this monitoring system should be utilized on a regular basis, resulting in a report, shared with all member jurisdictions, that will help them understand how their policies and actions are either enforcing the collective goals of the vision, or where changes and new ideas may be warranted.

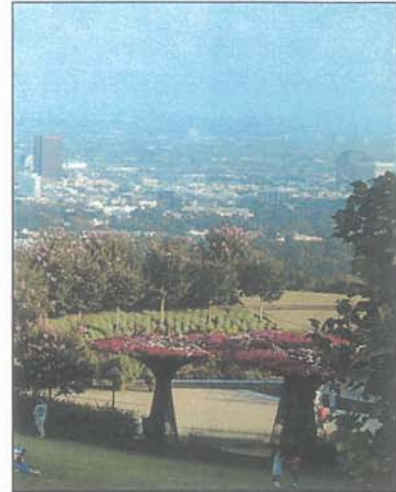
SCAG should begin by incorporating the Growth Visioning monitoring system into the State of the Region Report. The Report should include benchmarks and indicators, which evaluate progress toward quantifiable goals derived from the Vision. This monitoring system should also be employed to compare the differences between the 2001 and 2004 Regional Transportation Plans to learn more about the resulting reduction in emissions.

- **Develop a legislative agenda to aid in the realization of the Vision.**

Coordinate this agenda with the other regional governments in the state, such as ABAG/MTC, SACOG, and SANDAG, to change State law that hinders the common approaches of the regions. State policy affects a wide variety of issues including topics such as transportation policy, housing, and even labor laws that may be weakening the Southland's potential to attract manufacturing firms.

Issues to be addressed at the State level include:

- Establish priorities based on the Vision for which we can leverage funds for local governments to use.
- Use housing allocation funds and discretionary decisions at the State and federal level to reinforce and support the Vision.
- Make compliance with a regional vision of tangible benefit, such as shifting the burden of proof for EIR compliance from the city and developer to the plaintiff, once compliance with objective measures of a growth management strategy are attained.



- **Update the Regional Comprehensive Plan as a tool to coordinate local plans and embrace the Southland's many unique local identities.**

Experience suggests that SCAG, the subregions, and local jurisdictions could more easily achieve their collective goals by actively encouraging and empowering subregional planning and coordination within the context of a regional comprehensive plan. The Vision should be built on this type of cooperative partnership. The Vision will be implemented through decisions made every day at the local level and will therefore only succeed by helping to accomplish local desires.

The effort required to implement the Vision will not fall on any one jurisdiction. Cities, Counties, Transportation Authorities and SCAG are partners, sharing the responsibility for making the Vision a reality for the residents of the Southland.

- **Create a targeted public relations strategy that emphasizes regional leadership and builds a sense of common interests that truly resonates with Southern Californians and begins to develop a deeper respect for SCAG by the subregions and local jurisdictions.**

We've heard from several subregional groups that the idea of public relations is critical and has great potential for lasting success. This outreach should take a variety of forms. In the beginning the primary goal will be to publicize the important regional planning activities underway with SCAG's partners and the public. This could involve speaker's bureaus, planning assistance, and various press strategies. Other regions have also found great success by preparing handbooks or tools to assist their member cities in achieving the shared vision.

Education can also be a key component of this outreach strategy. Education opportunities exist both in and out of the classroom. Conferences or symposiums can be an excellent way to bring important regional lessons to groups of elected officials, planners, and even students – our future leaders. Another strategy that has been successful is bringing regional planning into the schools themselves. A first strategy might involve university level coursework through working with some of the many planning schools in the Southland. Further down the road, a program could be developed to educate high-school age children. For years Chicago had a mandatory class that taught children about their famed Burnham Plan of 1909. Getting children involved in the importance and quality-of-life benefits of planning at an early age helps to ensure that it will remain a topic of interest and concern as they become adults.



- **Establish a method to convene representatives from government, civic leaders and members of the development community to work together on issues and challenges that are shared by communities within the Southland.**

Setting up periodic forums to bring these groups together can be instrumental in all parties fully understanding each other's wants and needs, and from that derive possible solutions. This coordination will help to allow the private sector to build the type of products for which member jurisdictions are striving.

Implementation Tools by Principle

PRINCIPLE #1

Improve mobility for all residents

- ◆ Encourage transportation investments and land-use decisions that are mutually supportive
- ◆ Locate new housing near existing jobs and new jobs near existing housing
- ◆ Encourage transit-oriented development
- ◆ Promote a variety of travel choices

Implementation Strategies

- SCAG should begin each RTP process with scenarios based on geographic land use knowledge within the TAZ's to inform the projections.

The 2004 RTP benefited from the land use element that evolved from the Compass process. This “bottom-up” approach has met with success during the Compass process. This includes incorporating input received locally from the subregion and city review of the Growth Vision into a “starter Compass scenario” for the 2007 model runs, informed by the monitoring of key indicators in the interim.

There is no reason to wait to model these virtual futures. Continual scenario modeling, coupled with a detailed monitoring system, will allow SCAG and local jurisdictions to be continually informed regarding the benefits of the various strategies they are employing.

- The Regional Transportation Plan is now aligned with the principles of the Growth Vision. SCAG should prioritize transportation improvements for optimum realization of those goals.

Projects funded by the RTP could be evaluated using the Vision, and the Vision could provide incentives for implementation of key policies in the RTP. The Corridors described in the Vision and on the map are one of several items to explore. Corridors are the easiest places to make a case for using federal and state dollars to help cities with planning. Fully utilizing the corridors will help to focus the necessary land use changes into areas where change is both wanted and needed, protecting stable neighborhoods from significant impact. Increasing the housing and jobs in these corridors was one of the leading components of the Vision and led to many of the modeled transportation efficiencies of the 2004 RTP.



Providing transit options is a way to improve mobility for residents within the region.

- **Develop a diverse set of pilot corridor projects that show the Growth Vision in action.**

Successful pilot projects can demonstrate progress in the implementation of some of the key principles of the Vision. These studies can help in understanding market and regulatory barriers that inhibit both economic growth and the provision of needed housing. Further, they can act as a catalyst, showing other developers, lenders, and jurisdictions the potential that can be achieved.

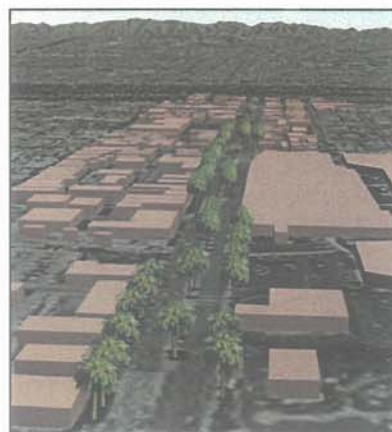
For each of the corridor pilot projects, the parties involved should engage in a full land use and transportation study. Strategies would include:

- Combining land use and transportation strategies, rather than holding land use constant and changing transportation investments on a case-by-case basis
 - Using the principles of scenario planning to investigate options and develop feasible strategies that allow the region to ‘plan without boundaries’
 - Using a wide-ranging public awareness program, including workshops or charrettes, to engage the public in developing scenarios and strategies.
 - Developing a set of measurable criteria to evaluate different scenarios and using a consistent set of criteria to select a final strategy.
 - Using this process to help define options for developing the Environmental Impact Review.
- **Work with County Transportation Commissions to help coordinate inter-regional transit travel.**

A reoccurring theme at the many Compass workshops was the difficulty faced by some in using transit to travel across the region. Concerns ranged from varying fares, to headways, and most importantly gaps in service that seem to correspond to jurisdictional boundaries. The needs of residents of the Southland transcend city and county borders. These boundaries must be removed from the thought process in planning for seamless travel.

Following is a first list of suggested pilot projects for implementing the vision.

1. Gold Line Extension
2. Exposition Line
3. Valley Bus Way
4. Maglev IOS
5. San Jacinto Line
6. Highway 30
7. 101 Corridor HOT lanes
8. CenterLine
9. North Los Angeles County to the High Desert
10. Other corridors with significant transportation and land use interaction



PRINCIPLE #2

Foster livability in all communities

- ◆ Promote infill development and redevelopment to revitalize existing communities
- ◆ Promote developments that provide a mix of uses
- ◆ Promote “people-scaled,” walkable communities
- ◆ Support the preservation of stable, single-family neighborhoods

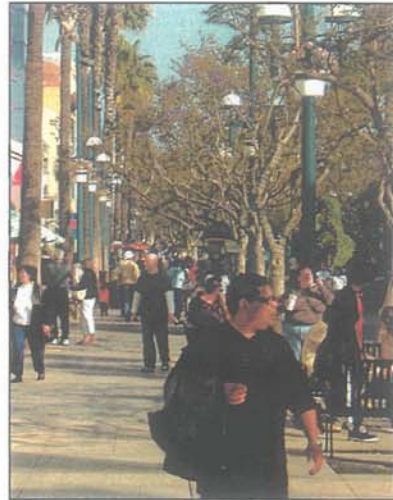
Implementation Strategies

- **The Regional Housing Needs Assessment process should be coordinated with visioning and planning at the regional level to identify areas of common interest and mutual benefit.**

The Compass process should be used as a means of collaboration and compromise to revise the RHNA process to one that is less adversarial and more creative. As creator of the RTP, SCAG has the ability to begin this process by bringing to the conversation a common base of understanding, one based on the demographic needs of the region. Building the process on top of a commonly held vision of the future can help to focus the discussions on both regional and local needs while bringing consistency to the regional planning effort.

- **Endow the subregions with greater responsibility in conducting their own visioning.**

Use these efforts to guide the shape of regional plans, recognizing that the cities and counties are the cornerstone of implementation. SCAG’s role would be to facilitate this work and help with coordinating the many jurisdictions involved in any planning project. Building the Growth Vision from local planning efforts is an idea that resonated well with the subregions and local jurisdictions that participated in Compass workshops, policy dialogues, and scenario review sessions.



Walkable communities help improve livability and promote a mix of uses.

- Establish vision elements, such as Centers and Corridors, and a well-defined open space system with clear objectives for development, preservation and social equity.

Agencies may use these objectives in providing assistance to developers that want to further city goals with their projects. SCAG can work to ensure that the Vision and its map evolve to recognize the local implementation efforts and priorities that are discovered during the process.



- Offer planning assistance and cooperatively develop a set of recommended model ordinances for those that wish to implement specific parts of the regional Vision.

Model ordinances can be used to help make development that supports the vision ubiquitous rather than the exception. Through pilot projects, handbooks and partnerships, the cities of the region have many resources at their fingertips to assist in planning for, and achieving a substantial amount of new housing units through infill. Research of pilot projects during the Compass project alone has shown that policies such as allowing for flexible building height standards and reductions in parking requirements for these pedestrian friendly areas can reduce costs by as much as 30%. Continued exploration and ongoing projects will provide the region with the tools necessary to properly utilize land use, specifically infill, to enhance the transportation corridor efficiency.

PRINCIPLE #3

Enable prosperity for all people

- ◆ Provide, in each community, a variety of housing types to meet the needs of all income levels
- ◆ Support educational opportunities that promote balanced growth
- ◆ Ensure environmental justice regardless of race, ethnicity or income class
- ◆ Support local and state fiscal policies that encourage balanced growth
- ◆ Encourage civic engagement



A variety of housing types enables prosperity for all people.

Implementation Strategies

- **Create a regional database with a wealth of knowledge for planning and economic development.**

SCAG should assemble and keep current a quality GIS inventory of: vacant and reuse opportunity sites, local and regional open space plans and information that will help companies find locations within the Southland near to their desired employees. This data should be shared with jurisdictions and the development community. This data sharing will promote jobs-housing balance, open space preservation and the enabling of infill development and investment in areas that are largely developed.

- **Foster greater cooperation between business, government and community organizations through training in public-private partnerships.**

This effort opens the door to the creation of important partnerships with the development community, learning from them how policies and practices both help and hinder the creation of the products that support the vision. These developers will benefit as they work with the cities and counties, and will be able to act as ambassadors to their colleagues.

- **Accelerate employment balance throughout the region**

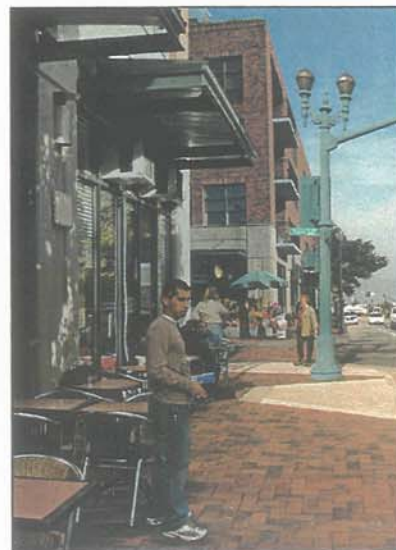
The natural progression of growth in the Southland during the past several decades has been to initially develop an area as a place for people to live who have either been priced out of the market where they work or are willing to commute farther in exchange for other housing or neighborhood amenities. This of course leads to an imbalance of too many households versus available jobs in the area. In the years that follow, manufacturing and professional jobs often move to these areas in response to both land price and the availability of workers.

A goods movement strategy that is designed to address the forecasted near tripling of freight coming in to the Southland over the next 25 years can play a vital role in enabling these employers to locate in these housing rich areas. It is therefore important when planning for the region's transit and highway corridors to also focus on logistics and goods movement.

Southern California is multi-centric. Creating efficient access and goods movement allows these centers to develop in a balanced fashion. Being locations for people to live, they also have the basic elements for prosperous job centers.



Before



After

- **Implement the techniques outlined in the 2004 Regional Transportation Plan's privately funded projects.**

Jobs for people working in the middle class are not as available as they should be. State policies and changing demands on infrastructure from the increases in distribution are hindering the region's competitive advantage for manufacturing jobs. Addressing the infrastructure and location needs of manufacturing and distribution would allow for more people to have access to these jobs. This would enable people in that cohort to more readily afford homes.

Discussion has been initiated at the State level in regard to a manufacturing tax credit. SCAG could help to increase economic security by using the Vision to create empowerment zones where employers would reap benefits for providing family wage jobs to people living locally. This can also be an assistance tool for areas that have historically been overlooked by new investment.



- **Engage a study to look at how public investment such as transit facilities increase land value and what options may exist to use newly created wealth to increase opportunities for others and create more transit oriented developments.**

The increased value that comes with reinvestment in a specific area can often mean that existing families are priced out of housing, or that it is not feasible for the market to produce the needed affordable housing. Cities are further trapped in that funds provided by the developers for city creation of affordable housing have diminishing purchasing power with the success of the nearby developments. There may be avenues to explore whereby the public could in some form receive a part of the benefit from the increases in land value that result from the new projects that have been enabled by the public's funding of the transit improvements that have made those developments possible.

PRINCIPLE #4

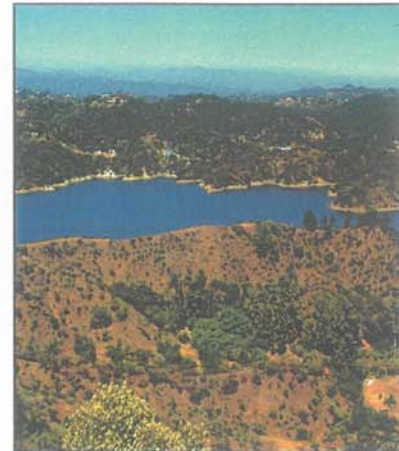
Promote sustainability for future generations

- ◆ Preserve rural, agricultural, recreational and environmentally sensitive areas
- ◆ Focus development in urban centers and existing cities
- ◆ Develop strategies to accommodate growth that use resources efficiently, eliminate pollution and significantly reduce waste
- ◆ Utilize “green” development techniques

Implementation Strategies

- Integrate the many open space and habitat plans underway throughout the region into an Open Space element for the Growth Vision.

Much significant work has been completed or is underway throughout the region. The open space component of the vision should be deemed equal in importance to components such as urban centers and infrastructure. Through collaboration, SCAG should assemble the many planning efforts into a standardized inventory that can both inform the Vision and provide lessons to other jurisdictions interested in performing similar analysis. This green infrastructure should in no way hinder a jurisdiction's ability to accommodate needed housing or jobs. Rather, they should be rewarded for the extra effort of ensuring sustainability for the Southland. This inventory should be used to monitor sustainability and livability goals and help neighboring cities to plan for open spaces in a coordinated fashion.



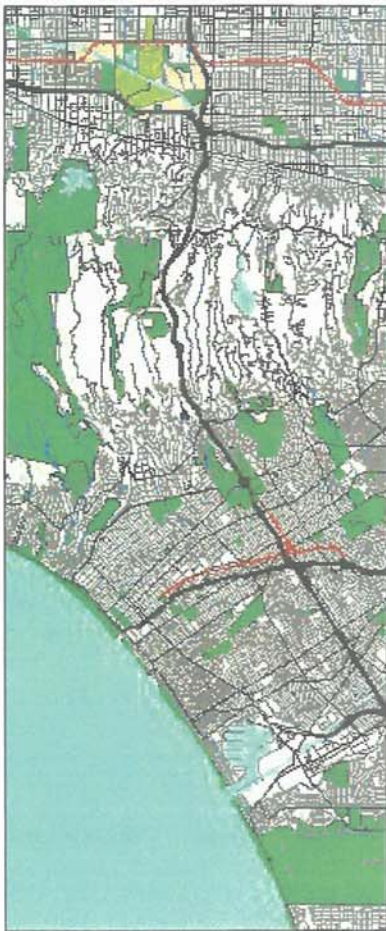
Open space is integral to the health of communities.

- Offer training for elected leaders, planning officials, and the development community in green planning and design.

As with planning for infill, handbooks, symposiums, and other education tools should be used to enable cities and counties to embrace the sustainable practices of green building. SCAG should act as a coordinating body to help the region determine a standard set of approaches. With SCAG helping to create these standards, the region's cities may face much less uncertainty at the State level as they work to implement the various techniques.

- **Identify or adopt a conflict resolution mechanism to assist with open space protection agreements already in place and work to enhance additional open space needs.**

SCAG can use its position as a regional leader to bring together the many interests that have a stake in protection or enhancement of open space. During regional planning activities, SCAG should factor in the need for preservation of open space and natural areas when determining growth projections and housing needs.



- **Cities and counties with a well-defined open space system or urban limit lines have a reputation for becoming desirable and expensive. Offer planning assistance and model ordinances that will help to preserve the environment and enable inclusionary housing practices and housing choice.**

Cities throughout the region grapple with deciding how to appropriately address growth for their community while preserving their cherished open space and productive agricultural areas. Some cities and counties, for example, have adopted urban limit lines or growth boundaries. These tools can be very successful; however, they can also lead to unintended consequences. As a coordinating body, SCAG can help to share the ‘best practices’ and lessons learned by cities that have employed these sprawl preventative measures. These tools can help ensure that the jurisdiction’s goals are met, and that they don’t run into the problems that might arise from these ideas. Cities across the country that have employed these preservation techniques have had to learn a few hard lessons before finally tuning the regulations to work as intended. By helping with these lessons learned, SCAG can help jurisdictions achieve their goals without facing the pitfalls that invariably come from trying something for the first time.

- **Calculate demand for water based on the Growth Vision projections and distribution.**

SCAG can bring the cities, counties, and water providers together to better coordinate the availability of water with projections and capacity calculations for housing and jobs throughout the region.

CITY OF LOS ANGELES

SMART GROWTH HOUSING INITIATIVES

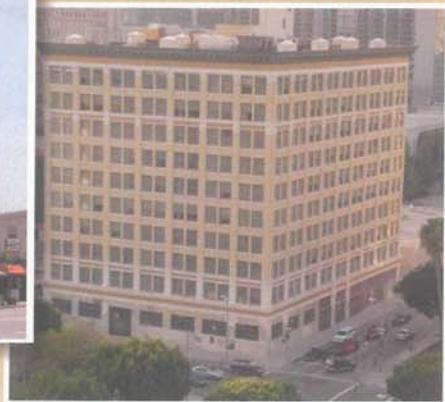
1. DENSITY BONUS

The state enacted a law several years ago requiring cities to grant a minimum 25% additional density for housing projects that set aside 10-20% of the units for affordable housing (depending on the rent level or sale price of the units). Seeing few developers take advantage of this law, the City adopted its own ordinance to increase the incentive. Under the new law, the affordable set aside percentage remains the same, but developers can add 35% more market rate units than otherwise allowed under the zoning for projects that are located close to rail or bus stops (a 10% increase above the State law). The additional density is allowed by-right, meaning there are no hearings and no discretionary actions. Since adoption of the ordinance we have seen a 37% increase in these types of projects, and in the first fourteen months, they have generated more than 700 units in all parts of our city that are affordable to people with low and very low incomes. And these units are mixed imperceptibly within market rate projects in Brentwood and Sherman Oaks, as well as Pico Union and South L.A.



2. ADAPTIVE REUSE ORDINANCE

In 1999, the City adopted an ordinance to facilitate the conversion of old, abandoned downtown office buildings into housing. That ordinance made it possible to convert many beautiful, historic buildings into apartments and condominiums by waiving modern zoning requirements that were difficult to apply to historic buildings. The ordinance assures that new units are safe, without sacrificing the extraordinary architecture of Los Angeles' historic buildings. Although a new phenomenon in Los Angeles, adaptive reuse projects are being well received in the market and thousands more are in development. The adaptive reuse ordinance has now been expanded to Hollywood, Koreatown, Chinatown, and other areas and a modified version has been adopted that applies citywide.



3. RAS

Two new zones were created in January, 2003 to encourage mixed use development (housing and commercial) along underutilized commercial and transportation corridors. The zones, Residential Accessory Services zones (RAS), provide increased floor area and height and reduced setbacks for 100% residential or mixed use projects constructed on commercial corridors. The two zones differ only in the number of units permitted: RAS3 permits 54 units per acre; RAS4 permits 108 units per acre. It is anticipated that RAS projects will help transform the city's underperforming transit corridors into beautiful boulevards, while improving mobility, reducing traffic, and upgrading neighborhoods.



4. TRANSIT ORIENTED DEVELOPMENT

As rail lines are added to the city's transportation system, areas around station stops have the potential to become unique mixed-use neighborhoods that appeal to individuals and families who see transit as an asset. The city has adopted several "Transit-Oriented District" plans, which increase density, reduce parking requirements, and establish design and development standards to create inviting, mixed-use urban neighborhoods, such as Avenue 57 in Highland Park and around the Vermont Avenue red line stops in Hollywood.



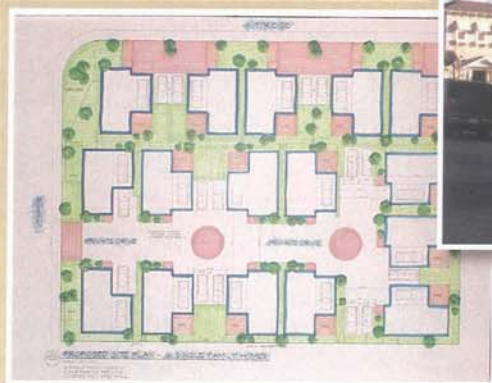
5. LIVE/WORK

Industrial warehouses can be suitable for housing, yet zoning codes have traditionally precluded housing in industrial zones. By adopting an ordinance several years ago that permitted such housing, the city paved the way for the conversion of interesting, large industrial spaces that have now spread from the fringes of downtown to Venice, North Hollywood, and other parts of the city. Warehouse conversions are transforming neighborhoods, creating new housing, and adding to the city's tax base.



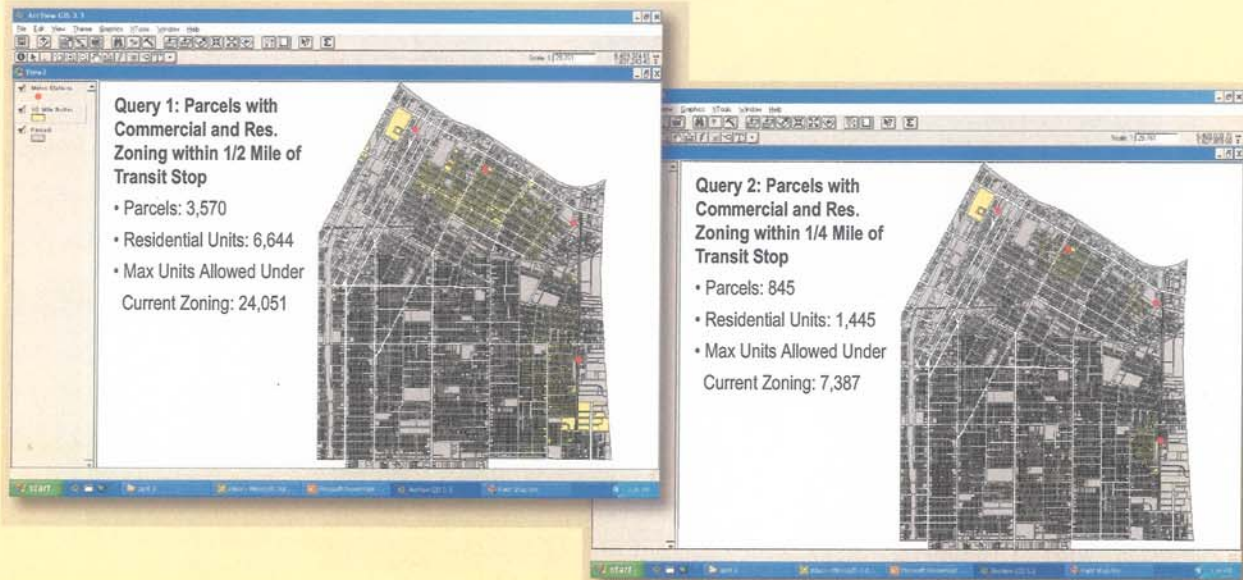
6. TOWNHOME ORDINANCE

A new ordinance is under consideration to permit small lot, fee-simple ownership opportunities in multi-family neighborhoods. The new law will provide an entirely new housing option, allowing people to purchase a house and the lot it sits on, just like they do in a single family neighborhood, rather than a unit in a condominium. The ordinance will allow properties zoned for multi-family residential use to be subdivided into much smaller lots than is required today, while complying with the density requirements established by both the zoning and the General Plan, in order to reduce the cost of home ownership and to generate creative housing solutions, such as modern versions of bungalow courts, courtyard housing and row houses. Pilot projects of such small lot subdivisions are already being proposed on multi-family zoned lots in the Marina and in Van Nuys.



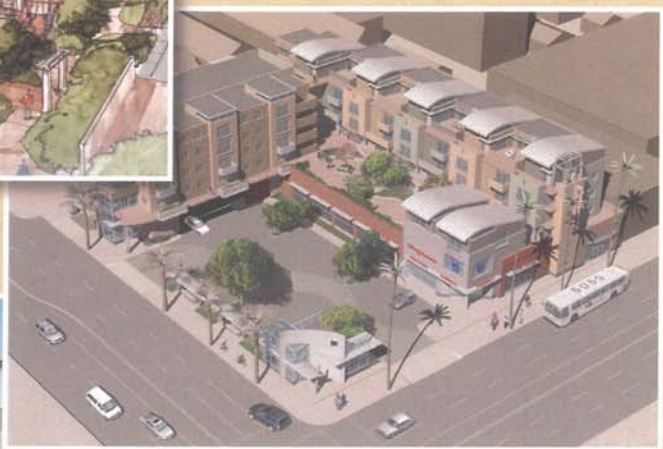
7. INFILL HOUSING EVALUATION TOOL

With a \$300,000 grant from the California Department of Transportation, the City of Los Angeles, L.A. County, and a team of consultants are developing an innovative GIS-based infill housing tool. The tool provides a way for policy makers, developers and neighborhood residents to identify and map infill development sites and to quantify the net new housing that could be produced on them. It can be used to identify certain geographies (i.e. all parcels within 1/4 mile of transit), and to test infill strategies (i.e. what if we provided a density bonus for converting obsolete shopping centers into housing?). The GIS system can map eligible parcels at a parcel level, neighborhood level, or regional level, quantify the current number of units on the parcels, and calculate the net new number of units the strategy could yield. The infill tool uses off-the-shelf technology and free and easily available data. It will be a powerful tool to help cities find and develop politically and economically viable infill sites.



8. HOUSING TRUST FUND

The City created a \$100 million housing trust fund to provide funding for affordable housing projects. The Trust Fund further assists projects that have received other public funding, leveraging public resources for projects that might otherwise not be built. This investment has been responsible for more than 1,000 units of affordable housing built over the last year and a half.



CALIFORNIA HOUSING LEGISLATION

SCAG

AB 2158

AUTHOR: Lowenthal (D)

TITLE: Housing Elements: Regional Housing Need

FISCAL COMMITTEE: yes

URGENCY CLAUSE: no

INTRODUCED: 02/18/2004

LAST AMEND: 05/10/2004

LOCATION: SENATE

SUMMARY:

Relates to city, county or city and county general plan housing element. Revises the procedures for determining shares of the existing and projected regional housing need for cities, counties and subregions at all income levels.

STATUS:

05/17/2004 In ASSEMBLY. Read third time. Passed ASSEMBLY. To SENATE.

COMMENTARY:

SCAG staff participates on the Lowenthal Working Group that crafted this bill. TO RC with Support position 6/3/04.

Position: CSAC-Sup

AB 2175

AUTHOR: Canciamilla (D)

TITLE: Conversion of Rental Housing

FISCAL COMMITTEE: no

URGENCY CLAUSE: no

INTRODUCED: 02/18/2004

LAST AMEND: 04/19/2004

LOCATION: Assembly Housing and Community Development Committee

SUMMARY:

Relates to the Subdivision Map Act. Provides a local ordinance, regulation or administrative action may not prohibit an owner of residential property from subdividing the property into a common interest development. Authorizes a city, county or city and county to enact an ordinance, regulation or administrative action governing the conversion of residential rental property if the local agency does not impose specified requirements.

STATUS:

04/28/2004 In ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT: Failed passage.

AB 2247

AUTHOR: Salinas (D)

TITLE: Local Planning

FISCAL COMMITTEE: no

URGENCY CLAUSE: no

INTRODUCED: 02/19/2004

LAST AMEND: 04/29/2004

LOCATION: Assembly Local Government Committee

SUMMARY:

CALIFORNIA HOUSING LEGISLATION

SCAG

Provides that a city may use an optional process to apply for and obtain all necessary approvals from a local agency formation commission for annexations for a period not to exceed 15 years if the city complies with certain conditions.

STATUS:

04/29/2004 To ASSEMBLY Committee on LOCAL GOVERNMENT.
04/29/2004 From ASSEMBLY Committee on LOCAL GOVERNMENT with author's amendments.
04/29/2004 In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.

AB 2264

AUTHOR: Chavez (D)

TITLE: General Plan: Housing Element

FISCAL COMMITTEE: yes

URGENCY CLAUSE: no

INTRODUCED: 02/19/2004

LAST AMEND: 04/12/2004

LOCATION: Assembly Housing and Community Development Committee

SUMMARY:

Relates to general plan housing elements. Requires an analysis of an available governmental subsidy program relative to preservation of affordable housing, and a program to implement the policies in the housing element to also identify available private funds. Provides a city located in Los Angeles County may elect to commit 50% of the tax increment funds to the county and the county may pledge moneys for bonds for low and moderate income housing.

STATUS:

04/12/2004 Withdrawn from ASSEMBLY Committee on LOCAL GOVERNMENT.
04/12/2004 Re-referred to ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT.
04/12/2004 From ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT with author's amendments.
04/12/2004 In ASSEMBLY. Read second time and amended. Re-referred to Committee on HOUSING AND COMMUNITY DEVELOPMENT.

AB 2348

AUTHOR: Mullin (D)

TITLE: Housing Element: Regional Housing Need

FISCAL COMMITTEE: yes

URGENCY CLAUSE: no

INTRODUCED: 02/19/2004

LAST AMEND: 04/16/2004

LOCATION: Assembly Second Reading File

SUMMARY:

Revises the criteria for the inventory of sites that can be developed for housing within the planning board of the general plan to accommodate that portion of a city's or county's share of regional housing need for all income levels. Expands the relocation assistance available to persons displaced by sites identified for substantial rehabilitation. Revises the

CALIFORNIA HOUSING LEGISLATION

SCAG

requirements that may be imposed on a development project that contributes to the housing need.

STATUS:

05/19/2004 From ASSEMBLY Committee on APPROPRIATIONS: Do pass.

COMMENTARY:

SCAG Staff participates in the Lowenthal Working Group that drafted AB 2348. To RC on 6/3/04 with support position.

Position: CSAC-Pending

AB 2702

AUTHOR: Steinberg (D)

TITLE: Housing: Second Units

FISCAL COMMITTEE: yes

URGENCY CLAUSE: no

INTRODUCED: 02/20/2004

LAST AMEND: 05/06/2004

FILE: 118

LOCATION: Assembly Third Reading File

SUMMARY:

Provides that a local agency may not preclude or effectively preclude 2nd units unless the local agency makes findings based on substantial evidence. Prohibits certain related ordinances. Prohibits a local agency from establishing minimum unit size requirements for attached or detached 2nd units below 550 livable square feet unless requested by the owner. Revises the parking requirements for 2nd units. Relates to incentives or housing developers.

STATUS:

05/17/2004 In ASSEMBLY. Read second time. To third reading.

Position: CSAC-Opp

AB 2980

AUTHOR: Salinas (D)

TITLE: Housing Element: Self-Certification

FISCAL COMMITTEE: yes

URGENCY CLAUSE: no

INTRODUCED: 02/20/2004

LAST AMEND: 04/19/2004

LOCATION: Assembly Appropriations Committee

SUMMARY:

Provides procedures whereby a city or county may elect to participate in alternative production-based certification of its housing element and would make those cities and counties eligible for specified state housing funds in the same manner as other jurisdictions.

STATUS:

05/05/2004 In ASSEMBLY Committee on APPROPRIATIONS: To Suspense File.

Position: CALCOG-Support, CSAC-Support In Concept

CALIFORNIA HOUSING LEGISLATION

SCAG

SB 744

AUTHOR: Dunn (D)

TITLE: Planning: Housing

FISCAL COMMITTEE: yes

URGENCY CLAUSE: no

INTRODUCED: 02/21/2003

LAST AMEND: 06/03/2003

LOCATION: Assembly Housing and Community Development Committee

SUMMARY:

Requires the Department of Housing and Community Development to hear appeals of city, county or city and county decisions on applications for the construction of housing developments that meet specified affordability requirements.

STATUS:

05/12/2004 To ASSEMBLY Committees on HOUSING AND COMMUNITY DEVELOPMENT and LOCAL GOVERNMENT.

Position: CSAC-Oppose, League-Oppose

SB 898

AUTHOR: Burton (D)

TITLE: Schoolsite Replacement Housing

FISCAL COMMITTEE: no

URGENCY CLAUSE: no

INTRODUCED: 02/21/2003

LAST AMEND: 05/17/2004

LOCATION: Assembly Local Government Committee

SUMMARY:

Permits a school district, community college district or an eligible nonprofit corporation to replace existing dwelling units displaced by school construction.

STATUS:

05/17/2004 From ASSEMBLY Committee on LOCAL GOVERNMENT with author's amendments.

05/17/2004 In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.

Position: League-Opp

SB 1145

AUTHOR: Burton (D)

TITLE: Tenancy

FISCAL COMMITTEE: yes

URGENCY CLAUSE: no

INTRODUCED: 01/22/2004

LAST AMEND: 04/19/2004

COMMITTEE: Senate Appropriations Committee

HEARING: 05/20/2004 8:30 am

SUMMARY:

Extends indefinitely existing law which requires that if a landlord increases the rent of a month-to-month tenancy in excess of 10% of the amount of the rent charged to a tenant annually, the landlord shall provide an additional 30-days' notice prior to the effective

CALIFORNIA HOUSING LEGISLATION

SCAG

date of the increase. Modifies the list of statements a landlord must provide a tenant to delete a required statement regarding a claim of security.

STATUS:

05/03/2004 In SENATE Committee on APPROPRIATIONS: To Suspense File.

SB 1188

AUTHOR: Chesbro (D)

TITLE: Farmworker Housing

FISCAL COMMITTEE: yes

URGENCY CLAUSE: no

INTRODUCED: 02/09/2004

LAST AMEND: 04/22/2004

COMMITTEE: Senate Appropriations Committee

HEARING: 05/20/2004 8:30 am

SUMMARY:

Requires the Department of Housing and Community Development to provide local assistance to cities, counties, or cities and counties that provide land use approval to employee housing.

STATUS:

05/10/2004 In SENATE Committee on APPROPRIATIONS: To Suspense File.

SB 1263

AUTHOR: Torlakson (D)

TITLE: Development Projects: Mandatory Approval

FISCAL COMMITTEE: yes

URGENCY CLAUSE: no

INTRODUCED: 02/13/2004

LOCATION: Senate Local Government Committee

SUMMARY:

Requires a public agency to approve a development project that is consistent with certain specific plans approved on or after July 1, 2004, unless the agency finds that approval would result in a specific adverse effect upon the public health or safety that cannot feasibly be mitigated or avoided.

STATUS:

02/26/2004 To SENATE Committees on LOCAL GOVERNMENT and ENVIRONMENTAL QUALITY.

Position: CSAC-Pending

SB 1592

AUTHOR: Torlakson (D)

TITLE: Local Planning

FISCAL COMMITTEE: yes

URGENCY CLAUSE: no

INTRODUCED: 02/20/2004

LAST AMEND: 05/18/2004

LOCATION: ASSEMBLY

SUMMARY:

CALIFORNIA HOUSING LEGISLATION

SCAG

Requires each city and each county to adopt or amend a specific plan for infill development that identifies potential infill sites and specifies appropriate zoning to encourage infill development on vacant and underutilized parcels. Requires the ordinance to provide at least 5 incentives for infill housing. Requires a city and county to comply with these provisions no later than one year from the date specified for the fifth revision of its housing element.

STATUS:

05/19/2004 In SENATE. Read third time. Passed SENATE. To ASSEMBLY.

Position: CSAC-Pending

SB 1818

AUTHOR: Hollingsworth (R)

TITLE: Density Bonuses

FISCAL COMMITTEE: yes

URGENCY CLAUSE: no

INTRODUCED: 02/20/2004

LAST AMEND: 05/12/2004

LOCATION: ASSEMBLY

SUMMARY:

Relates to the Planning and Zoning Law which requires, when a housing developer proposes a development, that the city or county provide the developer with a density bonus or other incentives for the production of lower income housing units if the developer meets certain requirements. Requires that the local government provide a density bonus, incentives or concessions for the production of housing or child care facilities.

STATUS:

05/19/2004 In SENATE. Read third time. Passed SENATE. To ASSEMBLY.

Surge Continues for Southland Home Sales –News Release from Data Quick

April 19, 2004

La Jolla,CA----Home sales surged in Southern California last month as prices rose at their fastest pace in over sixteen years as buyers rushed to get in while mortgage interest rates remain relatively low, a real estate information service reported.

A total of 32,916 homes were sold in Los Angeles, Riverside, San Diego, Ventura, San Bernardino and Orange counties in April. That was up 0.8 percent from March's 32,650 and up 7.3 percent from 30,675 for April last year, according to DataQuick Information Systems.

Last month's sales count was the highest for any April in DataQuick's statistics, which go back to 1988.

"The feeling seems to be that interest rates will continue to go up, at least incrementally, and that now would be a better time to buy than a half year from now. There are indications that the lack of supply is starting to loosen up as more homes come on the market. That could ease the upward price pressure," said Marshall Prentice, DataQuick president.

The median price paid for a Southern California home was \$386,000 last month, a new record. That was up 4.0 percent from \$371,000 in March, and up 25.7 percent from \$307,000 for April 2003. The year-over- year price increase was the strongest in DataQuick's statistics.

DataQuick, a subsidiary of Vancouver-based MacDonald Dettwiler and Associates, monitors real estate activity nationwide and provides information to consumers, educational institutions, public agencies, lending institutions, title companies and industry analysts.

The typical monthly mortgage payment that Southland buyers committed themselves to paying was \$1,755 in April, up from \$1,606 for the previous month and up from \$1,369 for April a year ago. In today's dollars, the payment reached \$2,077 in April 1989. Interest rates would have to go up to 7.1 percent, or the median would have to go up to \$457,000 to rereach that monthly mortgage burden, DataQuick reported.

Indicators of market distress are still largely absent. Foreclosure rates are low, flipping rates are low, down payment sizes are stable and there have been no significant shifts in market mix, DataQuick reported.

	No Sold	No Sold	Pct.	Median	Median	Pct.
All Homes	Apr-03	Apr-04	Chg	Apr-03	Apr-04	Chg
Los Angeles	11,407	10,749	-5.8%	\$303K	\$387K	27.7%
Orange County	4,607	4,577	-0.7%	\$402K	\$523K	30.1%
San Diego	5,008	6,094	21.7%	\$358K	\$439K	22.6%
Riverside	4,643	6,116	31.7%	\$240K	\$308K	28.3%
San Bernardino	3,531	3,954	12.0%	\$185K	\$229K	23.8%
Ventura	1,479	1,426	-3.6%	\$370K	\$463K	25.1%
So. California	30,675	32,916	7.3%	\$307K	\$386K	25.7%

Source: DQNews.com

EVALUATION FORM

NOTE: THIS INFORMATION WILL REMAIN CONFIDENTIAL.

REGIONAL HOUSING SUMMIT: SMART "HOUSING 101"

MAY 21, 2004

Name: _____ Date: _____

Organization/Jurisdiction: _____ Position: _____

Note: This information is not required.

1. Please rate the overall quality of the Regional Housing Summit (circle):

Very Good (5) Good (4) Fair (3) Poor (2) Very Poor (1)

2. Please rate how well the conference met its stated goals/intent? (circle):

Very Good (5) Good (4) Fair (3) Poor (2) Very Poor (1)

3. Please rate the quality of the Housing Summit materials/ packet (circle):

Very Good (5) Good (4) Fair (3) Poor (2) Very Poor (1)

4. Was the time/length of the Housing Summit adequate?

Yes _____

No _____ (if no, please provide suggestions) _____

5. Was the information presented at the Housing Summit useful and transferable to your organization or jurisdiction?

Yes _____ (if yes, please provide example) _____

No _____

6. Were there opportunities for networking and interaction with colleagues?

Yes _____

No _____

Please see reverse for other questions

7. What topic(s) did you value the most?

8. In what ways could the Housing Summit be improved?

9. Please provide any other comments, feedback or requests:

Thank you for taking the time to fill out this evaluation form.